

Franklin County Urban Development Area Project

DRAFT Zoning Ordinance Amendments to implement the:

Revised Route 220-North Corridor Plan

DRAFT – April 3, 2016

NOTE: All proposed amendments are written in underline and strikethrough language as follows:

Underline and Red – indicates added text

~~Strikethrough and Red~~ – indicates removed text

Part 1. – Amendments to the 220-North Rural Development Overlay District and the 220-North Mixed Use Overlay District.

Background and Introduction:

The following amendments are proposed to the two existing zoning overlay districts that are in the vicinity of the proposed Southway business park project. Currently, the 220-North Rural Development Overlay District and the 220-North Mixed Use Overlay District apply to portions of several of the parcels that comprise the proposed Southway project. The County's intent is to develop a completely new "Commerce Park(CP)" zoning district that would apply to the Southway project boundaries. Therefore, these amendments are the boundaries of the existing overlay districts to exclude the area that will be in the new Commerce Park District. The standards for the proposed new RB district are described below in Part 2.

Amended Ordinance text

Sec. 25-501. - Purpose

The 220-North Rural Development Overlay District is intended to promote the efficient and compact design of residential developments within a rural setting, by encouraging the clustering of dwelling units and the preservation of significant open spaces. The 220-North Rural Development Overlay District seeks to conserve the scenic and rural character of this section of the Route 220 corridor by preserving open spaces; limiting commercial development; prohibiting obtrusive signage; and encouraging innovative design for clustered residential developments. The requirements of this division are meant to work in conjunction with the requirements of the underlying zoning districts to guide the type and arrangement of uses, structures, buildings, roads, and signs in an efficient and coordinated manner.

(Res. No. 18-11-2009, 11-17-09)

Sec. 25-501.1. - Boundaries

The 220-North Rural Development Overlay District includes an area on each side of Virginia Route 220, generally from the southern corporate boundary of the Town of Boones Mill to the intersection of Route 220 and Brick Church Road. The official boundaries of the 220-North Rural Development Overlay District are shown on the official zoning map for Franklin County, and are further described as follows:

- (1) Beginning at a point along the centerline of the northbound travel lane of Route 220 at the intersection of Route 220 and Brick Church Road; thence southeast along the centerline of the northbound travel lane of Route 220 to the intersection of Route 220 and Link Street; thence northeast along the centerline of the Link Street right-of-way to the intersection of Link Street and Rolling Hill Drive; thence east along the centerline of the Rolling Hill Drive right-of-way to the intersection of Rolling Hill Drive and Hazelwood Lane; thence northeast along the centerline of the Hazelwood Lane right-of-way for a distance equal to one-half ($\frac{1}{2}$) of a mile from the centerline of the northbound travel lane of Route 220, as measured perpendicular to the centerline of the northbound travel lane of Route 220; thence northwest in a manner parallel to the centerline of the northbound travel lane of Route 220 at a distance of one-half ($\frac{1}{2}$) of a mile from the centerline of the northbound travel lane of Route 220, as measured perpendicular to the centerline of the northbound travel lane of Route 220, following such course to the corporate

boundary of the Town of Boones Mill; thence west along the corporate boundary of the Town of Boones Mill to a point located along the centerline of the northbound travel lane of Route 220; thence west along the corporate boundary of the Town of Boones Mill to a point located along the centerline of the southbound travel lane of Route 220; thence west along the corporate boundary of the Town of Boones Mill for a distance equal to one-half (½) of a mile from the centerline of the southbound travel lane of Route 220, as measured perpendicular to the centerline of the southbound travel lane of Route 220, thence southeast in a manner parallel to the centerline of the southbound travel lane of Route 220 at a distance of one-half (½) of a mile from the centerline of the southbound travel lane of Route 220, as measured perpendicular to the centerline of the southbound travel lane of Route 220, following such course to the centerline of the Brick Church Road right-of-way; thence northeast along the centerline of the Brick Church Road right-of-way to the intersection of Brick Church Road and Route 220 at a point located along the centerline of the southbound travel lane of Route 220.

- (2) The boundaries of the 220-North Rural Development Overlay District may be amended to extend such boundaries to include any parcel of land, in part or in its entirety, that contains area within or immediately abutting the official boundaries of the 220-North Rural Development Overlay, as described above. Any such amendment of the overlay boundaries shall be consistent with the requirements of this chapter for amendment of the zoning ordinance, and, if approved by the board of supervisors, shall be reflected on the official zoning map for Franklin County.

(Res. No. 18-11-2009, 11-17-09; Res. No. 22-11-2011, 11-15-11)

Sec. 25-501.2. - Relationship to underlying zoning

The 220-North Rural Development Overlay District is intended to work in conjunction with the requirements of the underlying zoning district. Where specifically enumerated, the requirements of this division shall supercede the requirements of the zoning ordinance and the subdivision ordinance, except properties zoned as `. In the absence of an enumerated requirement of this division, the requirements of the zoning ordinance and the subdivision ordinance shall prevail.

(Res. No. 18-11-2009, 11-17-09)

Sec. 25-501.3. - Change in underlying zoning classification.

Where any change to the underlying zoning classification is requested (also known as a zoning map amendment or rezoning), such request shall be accompanied by a conceptual plan of development conforming to the concept plan requirements of the RPD, Residential Planned Unit Development District. This requirement shall not apply to properties currently zoned or changing to Commerce Park(CP) district.

(Res. No. 18-11-2009, 11-17-09)

Secs. 25-501.4—25-501.7. - Reserved.

Editor's note— Res. No. 22-11-2011, adopted November 15, 2011, repealed §§ 25-501.4—25-501.7, which pertained to residential cluster developments; standards for residential lots within residential cluster developments; standards for required open space within residential cluster developments; ownership and management of required open space within residential cluster developments and derived from Res. No. 18-11-2009, 11-17-09. Users' attention is directed to section 25-189 for similar provisions.

Sec. 25-501.8. - Signs.

Free-standing signs within the 220-North Rural Development Overlay District shall comply with the following:

- (1) Off-premises signs shall be prohibited.
- (2) Any development requiring the submittal of a concept plan shall also include a signage plan, showing the location, design, size, height and arrangement of all proposed free-standing signs. The signage plan shall be incorporated into the required concept plan.

(Res. No. 18-11-2009, 11-17-09)

Sec. 25-501.9. - Access management.

The following standards for access management shall apply within the 220-North Rural Development Overlay District:

- (1) All new roads or streets within the 220-North Rural Development Overlay District shall be constructed to VDOT standards for the acceptance of secondary streets into the state maintenance system.
- (2) All new entrances to public or private streets shall comply with VDOT standards for entrance separation, sight distance, turn radius, and corner clearance.

(Res. No. 18-11-2009, 11-17-09; Res. No. 20-12-2009, 12-15-09)

Sec. 25-501.10. - Utilities and screening.

The following standards shall apply to the placement and screening of utilities and mechanical/electrical equipment within the 220-North Rural Development Overlay District:

- (1) All utilities shall be placed underground on parcels of land that are being developed or redeveloped.
- (2) Ground and wall-mounted mechanical/electrical service equipment shall be screened from general public view by means of fences, walls, landscape planting, or other screening approved by the zoning administrator.
- (3) Roof-mounted mechanical/electrical equipment, satellite dishes and any other communications equipment shall be concealed from view of public rights-of-way and neighboring properties from street level. Where reasonable height parapet or screen walls are insufficient to provide screening, all equipment shall be painted in a neutral color to blend with roofing materials.

(Res. No. 18-11-2009, 11-17-09; Res. No. 20-12-2009, 12-15-09)

DIVISION 6. - 220-NORTH MIXED USE OVERLAY DISTRICT

Sec. 25-502. - Purpose.

The 220-North Mixed Use Overlay District is intended to promote a mixture of residential, office, and commercial uses in an integrated and interconnected manner that allows for creative land use planning;

provides safe and efficient pedestrian and vehicular access; preserves open space and scenic views; and presents an attractive transportation corridor along Route 220. The requirements of this division are meant to work in conjunction with the requirements of the underlying zoning districts to guide the type and arrangement of uses, structures, buildings, roads, parking areas, signs, and landscaping in an efficient and coordinated manner.

(Res. No. 12-10-2009, 12-15-09)

Sec. 25-502.1. - Boundaries.

The 220-North Mixed Use Overlay District includes an area on each side of Virginia Route 220, extending generally from the northern corporate boundary of the Town of Rocky Mount to the intersection of Route 220 and Brick Church Road. The official boundaries of the 220-North Mixed Use Overlay District are shown on the official zoning map for Franklin County, and are further described as follows:

- (1) Beginning at a point along the northeast edge of the Route 220 right-of-way directly opposite the intersection of Route 220 and Brick Church Road; thence southeast along the edge of the Route 220 right-of-way to the westernmost corner of the parcel identified by Franklin County Real Estate records as tax map number 36, parcel number 188.01; thence northeast along the westernmost edge of such parcel to the northernmost corner of such parcel; thence southeast along the northernmost edge of such parcel to the centerline of Rolling Hill Drive; thence south, southeast, and northeast along the centerline of Rolling Hill Drive to the intersection of Rolling Hill Drive and Hazelwood Lane; thence northeast along the centerline of Hazelwood Lane for a distance equal to one-half ($\frac{1}{2}$) of a mile from the centerline of the northbound travel lane of Route 220, as measured perpendicular to the centerline of the northbound travel lane of Route 220; thence southeast and south in a manner parallel to the centerline of the northbound travel lane of Route 220 at a distance of one-half ($\frac{1}{2}$) of a mile from the centerline of the northbound travel lane of Route 220, as measured perpendicular to the centerline of the northbound travel lane of Route 220, following such course to the corporate boundary of the Town of Rocky Mount; thence west along the corporate boundary of the Town of Rocky Mount to a point located along the centerline of the northbound travel lane of Route 220; thence west along the corporate boundary of the Town of Rocky Mount to a point located along the centerline of the southbound travel lane of Route 220; thence west along the corporate boundary of the Town of Rocky Mount for a distance equal to one-half ($\frac{1}{2}$) of a mile from the centerline of the southbound travel lane of Route 220, as measured perpendicular to the centerline of the southbound travel lane of Route 220; thence north and northwest in a manner parallel to the centerline of the southbound travel lane of Route 220 at a distance of one-half ($\frac{1}{2}$) of a mile from the centerline of the southbound travel lane of Route 220, as measured perpendicular to the centerline of the southbound travel lane of Route 220, following such course to the centerline of Brick Church Road; thence northeast along the centerline of Brick Church Road to the intersection of Brick Church Road and Route 220 at a point located along the centerline of the southbound travel lane of Route 220; thence northeast to the point of origin along the northeast edge of the Route 220 right-of-way directly opposite the intersection of Route 220 and Brick Church Road.
- (2) The boundaries of the 220-North Mixed Use Overlay District may be amended to extend such boundaries to include any parcel of land, in part or in its entirety, that contains area within or immediately abutting the official boundaries of the 220-North Mixed Use Overlay, as described above. Any such amendment of the overlay boundaries shall be consistent with the requirements of this chapter for amendment of the zoning ordinance, and, if approved by the board of supervisors, shall be reflected on the official zoning map for Franklin County.

(Res. No. 12-10-2009, 12-15-09)

Sec. 25-502.2. - Relationship to underlying zoning.

The 220-North Mixed Use Overlay District is intended to work in conjunction with the requirements of the underlying zoning district. Where specifically enumerated, the requirements of this division shall supersede the requirements of the zoning ordinance and the subdivision ordinance, except properties zoned as Commerce Park(CP) district. In the absence of an enumerated requirement of this division, the requirements of the zoning ordinance and the subdivision ordinance shall prevail.

(Res. No. 12-10-2009, 12-15-09)

Sec. 25-502.3. - Change in underlying zoning classification.

Where any change to the underlying zoning classification is requested (also known as a zoning map amendment or rezoning), such request shall be accompanied by a conceptual plan of development conforming to the concept plan requirements of the PCD, Planned Commercial Development District. This requirement shall not apply to properties currently zoned or changing to Commerce Park(CP) district.

(Res. No. 12-10-2009, 12-15-09)

Secs. 25-502.4—25-502.7. - Reserved.

Editor's note— Res. No. 22-11-2011, adopted November 15, 2011, repealed §§ 25-502.4—25-502.7, which pertained to residential cluster developments; standards for residential lots within residential cluster developments; standards for required open space within residential cluster developments; ownership and management of required open space within residential cluster developments and derived from Res. No. 12-10-2009, 12-15-09. Users' attention is directed to section 25-189 for similar provisions.

Sec. 25-502.8. - Required landscape yards.

With the exception of single-family residential development, all development within the 220-North Mixed Use Overlay District shall comply with the following landscape yard requirements:

- (1) A minimum landscape yard of fifty (50) feet shall be required adjacent to Route 220, with an exception being made for lots averaging two hundred and fifty (250) feet or less in depth at the time of the adoption of this chapter [December 15, 2009]. The landscape yard shall be measured perpendicular to the edge of the right-of-way.
- (2) A minimum landscape yard of twenty-five (25) feet shall be required adjacent to all other roads. The landscape yard shall be measured perpendicular to the edge of the right-of-way.
- (3) Structures, buildings, parking areas, outdoor storage, and outdoor display are prohibited in the required landscape yard. Nothing herein shall preclude the location of driveways within the required landscape yard.
- (4) Signs shall be permitted within the required landscape yard. Where the landscape yard is required to be fifty (50) feet, signs shall be set back a minimum of twenty-five (25) feet from the edge of the right-of-way. Where the landscape yard is required to be twenty-five (25) feet, signs shall be set back a minimum of fifteen (15) feet from the edge of the right-of-way.

(Res. No. 12-10-2009, 12-15-09)

Sec. 25-502.9. - Required landscaping.

With the exception of single-family residential development, all development within the 220-North Mixed Use Overlay District shall comply with the following requirements for landscaping:

- (1) Parking lots shall be developed with the following perimeter landscaping:
 - a. At least one (1) large deciduous tree for each fifty (50) lineal feet.
 - b. At least one (1) small deciduous tree for each fifty (50) lineal feet.
 - c. At least one (1) medium shrub for each ten (10) lineal feet.
- (2) Parking lots shall be developed with the following interior landscaping:
 - a. At least one (1) landscape island for each one-hundred (100) lineal feet.
 - b. At least one (1) large deciduous tree for each required landscape island.

(Res. No. 12-10-2009, 12-15-09)

Sec. 25-502.10. - Signs.

Free-standing signs within the 220-North Mixed-Use Overlay District shall comply with the following:

- (1) Off-premises signs shall be prohibited.
- (2) Any development requiring the submittal of a concept plan shall also include a signage plan, showing the location, design, size, height and arrangement of all proposed free-standing signs. The signage plan shall be incorporated into the required concept plan.

(Res. No. 12-10-2009, 12-15-09)

Sec. 25-502.11. - Development within the special flood hazard area.

Development within any area of the 220-North Mixed-Use Overlay District that is designated as a Special Flood Hazard Area, as shown on the adopted Flood Insurance Rate Map (FIRM) for Franklin County, shall comply with the following:

- (1) A special use permit shall be required for the establishment or expansion of any use or structure located within the special flood hazard area.
- (2) Where a special use permit is required for development within the special flood hazard area, the special use permit application shall contain a concept plan showing the boundaries of the special flood hazard area and the location of any existing and/or proposed structures, buildings, roads, parking areas, or other physical improvements.

(Res. No. 12-10-2009, 12-15-09)

Sec. 25-502.12. - Access management.

The following standards for access management shall apply within the 220-North Mixed Use Overlay District:

- (1) All new roads or streets within the 220-North Mixed Use Overlay District shall be constructed to VDOT standards for the acceptance of secondary streets into the state maintenance system.
- (2) All new entrances to public or private streets shall comply with VDOT standards for entrance separation, sight distance, turn radius, and corner clearance.

(Res. No. 19-12-2009, 12-15-09)

Sec. 25-502.13. - Utilities and screening.

The following standards shall apply to the placement and screening of utilities and mechanical/electrical equipment within the 220-North Mixed Use Overlay District:

- (1) All utilities shall be placed underground on parcels of land that are being developed or redeveloped.
- (2) Ground and wall-mounted mechanical/electrical service equipment shall be screened from general public view by means of fences, walls, landscape planting, or other screening approved by the zoning administrator.
- (3) Roof-mounted mechanical/electrical equipment, satellite dishes and any other communications equipment shall be concealed from view of public rights-of-way and neighboring properties from street level. Where reasonable height parapet or screen walls are insufficient to provide screening, all equipment shall be painted in a neutral color to blend with roofing materials.

(Res. No. 19-12-2009, 12-15-09)

Secs. 25-503—25-610. - Reserved.

Part 2. – Amendments to establish a new Commerce Park (CP) Zoning District.

Background and Introduction:

The following is a proposed ordinance amendment to create a new “Commerce Park (CP)” zoning district that would apply to the Southway project and its immediate vicinity. This new district is intended to implement the policy direction in the revised Route 220-North Corridor Plan for the purpose of developing the mixed use Southway business park project. The standards for the proposed new Regional Business district are intended to incorporate the general setback, landscaping, signage and access management standards from the two existing overlay zoning districts in the area (the 220-North Rural Development Overlay District and the 220-North Mixed Use Overlay District) and also add a Permitted Use list and additional district requirements. This new district is intended as a base zoning district rather than an overlay district, and therefore, the overlay districts are intended to be amended (described above in Part 1.) to no longer apply to the Regional Business Park District.

NOTE: The Section, Article and Division numbers shown below have not yet been codified with the Ordinance and should not be considered final.

Amended Ordinance text

ARTICLE III. - DISTRICT REGULATIONS

Sec. 25-170. - Establishment of districts.

For the purposes of this chapter, the covered unincorporated areas of Franklin County are hereby divided into the following districts:

Agricultural District, A-1

Residential Estates District, RE

Residential Suburban Subdivision District, R-1

Residential Suburban Subdivision District, R-2

Residential Combined Subdivision District, RC-1

Residential Multifamily District, RMF

Residential Planned Development District, RPD

Business District, Limited, B-1

Business District, General, B-2

Commerce Park District, CP

Industrial District, Light Industry, M-1

Industrial District, Heavy Industry, M-2

Special Districts/Overlay Districts (see Article IV of this chapter) Smith Mountain Lake Surface District

(Ord. of 5-25-88)

DIVISION 9B. – Commerce Park District (CP)

FOOTNOTE(S):

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Editor's note—The Franklin County Comprehensive Plan includes a section to guide the county on zoning applications in commercial areas. This section, entitled "Environmental, Land Use Considerations and Standards," is found on pages 9-37 through 9-38 of the originally adopted Plan of 1985.

Sec. 25-350.1. - Purpose.

- (a) This district is created to provide locations of at least 200 acres for regional business and commercial enterprise along with supportive uses that represent a significant center of economic activity for the county as a whole. It is intended to allow for a regional destination economic center that should be designed in a coordinated campus-style site design that incorporates principles of traditional neighborhood design including environmental preservation, walkable connections among buildings and uses, and a compatible mix of uses.
- (b) Uses in this district should be oriented to serve county residents and regional employees. Due to the mixed use nature of this district, uses must be able to accommodate the mix of personal and commercial vehicle traffic that the particular use is expected to attract.
- (c) Non-commercial facilities in this district are meant to serve as regional amenities Recreation and community services are encouraged in this district as a means of advancing traditional neighborhood design principles, minimizing vehicular miles traveled on the corridor and allowing for a mix of uses that serve the entire surrounding area.

Sec. 25-350.2. - Permitted uses.

Within the Commerce Park District (CP), the following uses are permitted:

Accessory uses in the same building as the permitted principal uses primarily served, and occupied not more than twenty (20) percent of the floor area of such building.

Agricultural warehouses.

Amusement centers; game rooms, electronic games; game machines; machine arcades.

Amusement shops.

Antique refinishing.

Antique shops.

Apparel shops.

Arenas.

Art supplies.

Assembly halls.

Auction barn/auction house.

Auditorium.

Automobile, other vehicle wash operations.

Bakeries.

Banks, savings and loans, finance, insurance offices.

Barber shops, beauty shops.

Beverage and bottling operations.

Blacksmiths.

Boat building.

Bowling alleys.

Brick, block sales.

Building material sales.

Cabinet shops.

Candy shops.

Carnivals, circuses, fairs and other events lasting more than ninety-six (96) hours but less than four (4) months.

Caterers.

Cemeteries on joint church property.

Cemeteries, community and commercial.

Central reproduction and mailing services.

Churches.

Clubs (private).

Clubs (public).

Cold storage locker facilities.

Collection facility.

Colleges.

Community centers, buildings.

Commuter parking lot.

Conference or training center.

Conservation areas, public and private.

Convenience stores.

Country clubs.

Country store.

Crafts manufacturing.

Data center

Day care center

Drive-in restaurants/walk-ins.

Drug stores.

Dry cleaning and laundry.

Emergency services facilities—Fire, rescue.

Establishments for sale of concessions and print media.

Food and grocery stores.

Food products manufacturing.

Freight stations.

Gift shops.

Glass, clay products.

Golf clubs, clubhouses.

Government buildings, functions

Greenhouses and nurseries.

Horse shows.

Hospitals.

Laboratories, engineering, research, testing and developmental facilities related to the manufacture, processing, fabrication and/or assembly of products permitted in the CP District.

Libraries.

Lithography.

Machine shops (with no presses).

Malt products manufacturing.

Manufacture, processing, fabrication, packaging, testing, treatment and/or assembly of products.

Medical clinics, not veterinary.

Milk bottling.

Milk distribution, milk and dairy products.

Milk stations.

Motels, hotels, tourist, and resort facilities.

Motion picture productions.

Moving and storage firms.

Museums.

Offices; professional.

Off-street parking.

Outdoor theatres.

Parking facilities, commercial.

Parks.

Pharmaceuticals.

Pharmacies and establishments for the production, fitting or sale of optical or prosthetic appliances.

Playgrounds.

Print shops.

Printing plants, newspapers only.

Product development.

Public facilities, offices, storage yards.

Public garages.

Public utilities structures, towers.

Public utilities, ground-mounted or underground, such as lines, distribution transformers, pipes, meters and other facilities necessary for provision or maintenance of on-site utility services, including water, sewerage, and communications facilities.

Radio and TV stations.

Recreational facilities (private).

Recreational facilities (public).

Research, development and testing.

Restaurant, including carryout, but excluding drive-through.

Roads, streets, rights-of-way, easements.

Skating rinks.

Sporting goods and athletic goods manufacturing.

Stables, commercial riding.

Swim clubs.

Temporary construction facilities, subject to the requirements of section 25-129.

Temporary events, subject to the requirements of section 25-134.

Theatres, indoor.

Water systems.

Wayside stands.

Welding or machine shop, excluding punch presses exceeding forty-ton rated capacity, and drop hammers.

Wine, spirits manufacturing, licensed.

Wood working shops.

Woodworking.

Workforce, technical and trade academy.

Within the Commerce Park District (CP) the zoning administrator shall have the authority to determine the appropriate use types per Section 25-26. - Uses not provided for.

Sec. 25-350.3. - Special use permits.

The following uses shall be permitted only by special use permit approved by the Board of Supervisors:

Biological compounding.

Heating and air conditioning with associated sheet metal shop.

Heliports, airports, landing strip (intensive use), landing strip (recreational use)—(See section 25-112).

Landfills, nonhazardous, nonradioactive materials, and approved by the State Health Department.

Off-site water tanks, and/or water systems (See section 25-145).

Off-site wells, water tanks, and/or water systems (See section 25-145).

Poultry processing and packaging.

Raceway

Radio and TV transmission/transmitters.

Schools, public and private.

Science, technology, research facilities.

Shopping centers, malls, complexes.

Stables (private).

Stadium

Telecommunication tower

Transportation facilities, terminals.

Trucking facilities, terminals.

Utility substation

Water or sewerage treatment plant

Welding or machine shop including punch presses exceeding forty-ton rated capacity and drop hammers.

Wind energy facilities; large system (See section 25-128(c)).

Wind energy facilities; small system (See section 25-128(c)).

Wind energy facilities; utility scale system (See section 25-128(c)).

Wood preserving.

Sec. 25-350.4. - Area regulations.

Notwithstanding any definitive area requirement herein, the minimum permitted size of any area to be rezoned to the RB district shall be a minimum of 200 contiguous acres.

Sec. 25-350.5. - Maximum height of buildings.

(a) The maximum height of buildings in this district shall be fifty (50) feet, unless approved by special use permit by the Board of Supervisors.

(b) Belfries, cupolas, chimneys, flues, flagpoles, television antennae, radio aerials, silos and water tanks are exempted.

- (c) Any building or structure shall be constructed, erected, installed, maintained and shall be of an approved type in accordance with the provisions of the IBC, International Building Code, as amended, and the Fire Prevention Code.

Cross reference— Building regulations, Ch. 5; fire prevention and protection, § 8-11 et seq.

Sec. 25-350.6. - Minimum yard dimensions.

- (a) Front setback. The minimum distance from the nearest point of the principal structure (including porches, stoops or any accessory buildings) to the edge of the right-of-way of Route 220 shall be fifty (50) feet, and thirty-five (35) feet from the edge of right-of-way for all other roads.
- (b) Side setback. The minimum side setback is twenty five (25) feet except that no building, structure, accessory use or outdoor storage area shall be located closer than eighty (80) feet from any residential or agricultural zoning district.
- (c) Rear setback. The minimum rear setback is thirty (30) feet except that no building, structure, accessory use or outdoor storage area shall be located closer than eighty (80) feet from any residential or agricultural zoning district.

Sec. 25-350.7. - Maximum floor area.

Not regulated.

Sec. 25-350.8. - Minimum off-street parking space.

See the regulations for minimum off-street parking spaces in sections 25-80 through 25-82.

Sec. 25-350.9. - Minimum loading space.

See the regulations for minimum loading space in section 25-85.

Sec. 25-350.10. - Open space and landscape requirements.

All development within the Commerce Park District shall comply with Division 3.B. Landscaping and Buffering regulations of the zoning ordinance; however, properties adjacent to Route 220 must also comply with the following requirements:

- (a) A minimum landscape yard of fifty (50) feet shall be required adjacent to Route 220.
- (b) A minimum landscape yard of twenty-five (25) feet shall be required adjacent to all other roads. The landscape yard shall be measured perpendicular to the edge of the right-of-way.
- (c) Structures, buildings, parking areas, outdoor storage, and outdoor display are prohibited in the required landscape yard. Nothing herein shall preclude the location of driveways within the required landscape yard.
- (d) Signs shall be permitted within the required landscape yard. Where the landscape yard is required to be eighty (80) feet, signs shall be set back a minimum of forty-five (45) feet from the edge of the right-of-way. Where the landscape yard is required to be twenty-five (25) feet, signs shall be set back a minimum of fifteen (15) feet from the edge of the right-of-way.

Sec. 25-350.11. - Signs.

Free-standing signs within the Commerce Park District shall comply with the following:

- (1) Off-premises signs shall be prohibited.

- (2) Any development requiring the submittal of a concept plan shall also include a signage plan, showing the location, design, size, height and arrangement of all proposed free-standing signs.

Sec. 25-350.12. - Access management.

The following standards for access management shall apply within the Commerce Park District:

- (1) All new roads or streets within the Commerce Park District shall be constructed to VDOT standards for the acceptance of secondary streets into the state maintenance system.
- (2) All new entrances to public or private streets shall comply with VDOT standards for entrance separation, sight distance, turn radius, and corner clearance.

Sec. 25-350.13. - Utilities and screening.

The following standards shall apply to the placement and screening of utilities and mechanical/electrical equipment within the Commerce Park District:

- (1) All utilities shall be placed underground on parcels of land that are being developed or redeveloped.
- (2) Ground and wall-mounted mechanical/electrical service equipment shall be screened from general public view by means of fences, walls, landscape planting, or other screening approved by the zoning administrator.
- (3) Roof-mounted mechanical/electrical equipment, satellite dishes and any other communications equipment shall be concealed from view of public rights-of-way and neighboring properties from street level. Where reasonable height parapet or screen walls are insufficient to provide screening, all equipment shall be painted in a neutral color to blend with roofing materials.

Sec. 25-350.14 - Other regulations.

Site plans are required for all uses prior to issuance of building permit and zoning permit.